



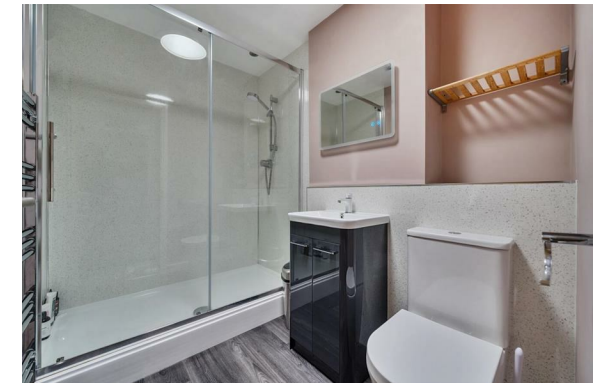
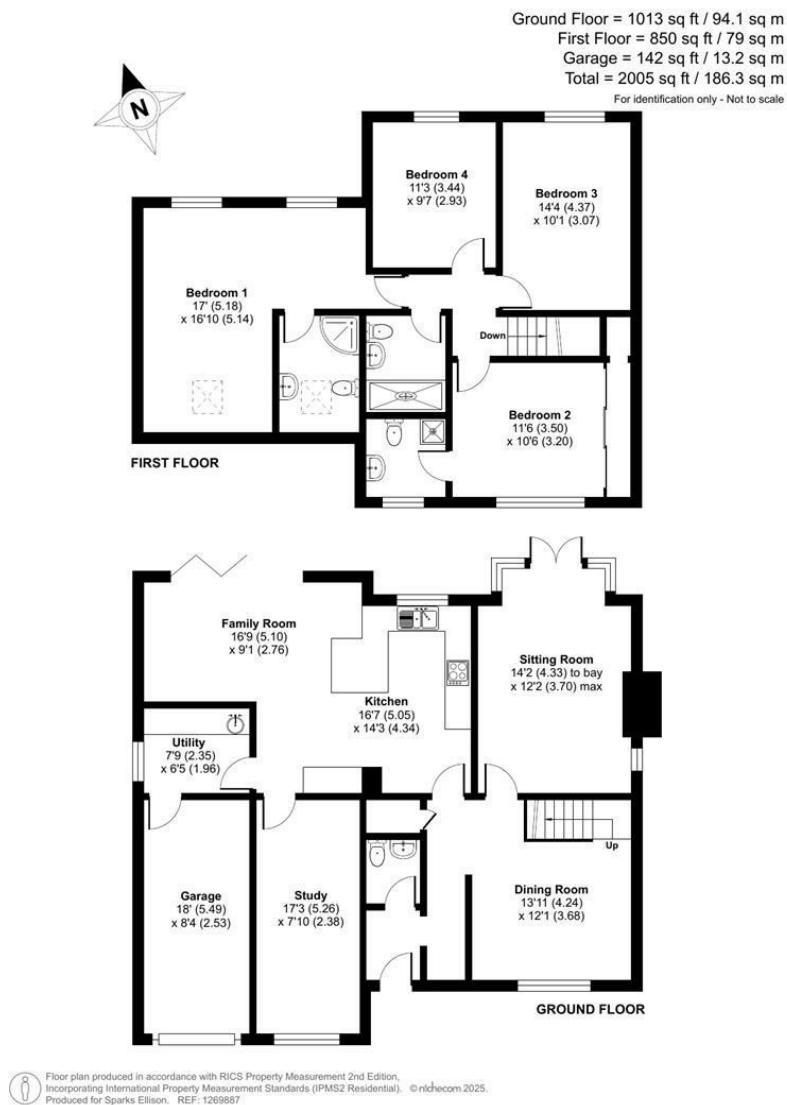
sparks ellison

3 Vanburgh Way, Chandler's Ford, SO53 1SE

£725,000

An exceptional four bedroom detached family home situated on the popular North Millers Dale development which itself benefits from a gastro pub and Flexford nature reserve together with being in walking distance to a range of shops on Hiltingbury Road and Ashdown Road and Hiltingbury schools and community centre. The property affords a host of wonderful attributes to include three main reception rooms and space for home working together with a log burner in the sitting room and magnificent open plan kitchen/breakfast family room with bi-fold doors to the rear garden. On the first floor are four double bedrooms together with two re-fitted modern en-suites and a re-fitted modern shower room To the front of the property is a good sized driveway leading to the garage and to the rear a generous garden affording a high degree of privacy measuring approximately 50' x 45'.

ACCOMMODATION	Shower Room: Re-fitted modern white suite comprising full width shower cubicle, wash basin with cupboard under, WC.
GROUND FLOOR	OUTSIDE
Entrance Hall:	Front: To the front of the property is a good sized driveway leading to the garage with adjacent lawned area and side access to rear garden.
Cloakroom: Re-fitted modern white suite with chrome fitments comprising wash basin and WC.	Rear Garden: Approximately 50' x 45' A full width patio adjoins the house leading on to an area of artificial grass surrounded by planted borders and enclosed by fencing. The rear garden enjoys a high degree of privacy.
Inner Hallway: Airing cupboard.	Garage: Light and power, tap.
Dining Room: 13'11" x 12'1" (4.24m x 3.68m) Stairs to first floor, bow window and fitted shutters.	OTHER INFORMATION
Sitting Room: 14'2" x 12'2" max (4.33m x 3.70m Feature log burner, full height bay window and double doors to rear garden.	Tenure: Freehold
Kitchen/Breakfast/Family Room: 16'7" x 14'3" (5.05m x 4.34m) The kitchen area has been re-fitted with a range of modern white gloss units with stainless steel furniture and composite worktops incorporating a breakfast bar, electric double oven, induction hob with extractor hood over, integrated dishwasher, space for American style fridge freezer. The living area provides space for sofas and chairs, bi-fold doors to rear garden and feature wood panel wall.	Approximate Age: 1980
Family Room: 16'9" x 9'1" (5.10m x 2.76m) Bow window.	Approximate Area: 2005sqft/186.3sqm (Including garage)
Utility Room: 7'9" x 6'5" (2.35m x 1.96m) Range of units, space and plumbing for appliances, boiler, door to garage.	Sellers Position: Looking for forward purchase
FIRST FLOOR	Heating: Gas central heating
Landing: Hatch to loft space.	Windows: UPVC double glazed windows. Aluminium bi-fold doors.
Bedroom 1: 17' x 16'10" (5.18m x 5.14m) Feature vaulted ceiling, window shutters.	Loft Space: Partially boarded with ladder and light connected
En-suite Shower Room: Re-fitted modern white suite with chrome fitments comprising corner shower cubicle, wash basin with cupboard under, WC.	Infant/Junior School: Hiltingbury Infant/Junior School
Bedroom 2: 11'6" x 10'6" (3.50m x 3.20m) Wall to wall fitted wardrobes.	Secondary School: Thornden Secondary School
En-suite Shower Room: Re-fitted modern white suite with chrome fitments comprising shower cubicle, wash basin with cupboard under, WC.	Council Tax: Band E
Bedroom 3: 14'4" x 10'1" (4.37m x 3.07m)	Local Council: Eastleigh Borough Council - 02380 688000
Bedroom 4: 11'3" x 9'7" (3.44m x 2.93m)	Agents Note: If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	99	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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